

**Agenda
Stafford Township Planning Board
Regular Meeting
Municipal Building
260 E. Bay Avenue
Wednesday, November 6, 2019
7:00P.M.**

*** THE PLANNING BOARD WILL NOT REVIEW ANY NEW APPLICATIONS AFTER 11:00PM***

The October 16, 2019 meeting was canceled due to inclement weather.

Please note the fire exits.

Salute to the Flag:

OPEN PUBLIC MEETING ACT:

This meeting complies with the Open Public Meeting Act by publishing a resolution in the Times Beacon, Asbury Park Press and the Press of Atlantic City and posting same on the municipal bulletin board.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time.

Roll Call:

**Mr. Thomas Kuenzler, Chairperson -
Ms. Sherry Roth – Class II-
Mr. Joseph Kosa -
Ms. Jeanine Sciglitano -
Mr. Leonard Wilson –
Ms. Marie –Elena Sodeikes, Vice Chairperson –
Mayor Gregory E. Myhre -
Councilman Thomas Steadman - Class III -
Mr. William J. Recevuto -
Mr. Michael Liguori – Alternate I -
Mr. Jason Hayden – Alternate II –**

Professionals:

**Dennis Galvin, Esq. Attorney, Davison, Eastman, Munoz, Paone –
Robert Mannix, Engineer, Maser Consulting –
MaryAnne Keseday, Court Reporter, MaryAnne Keseday & Assoc. –**

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Carry – over applications:

- 1. Mel – John Developers, LLC**
Application #P19-10
Blk 230 Lot 11
P/F Minor Subdivision
(Parker St. & Stafford Ave.)

The above referenced application was previously carried to the November 6, 2019, meeting, waiving the time in which the board has to act. The applicant will re-notice.

Resolutions:

- 1. Stafford Properties Urban Renewal - Res. 2019 - 23**
Application #P07-09
Blk 25 Lot 32.03
Field Change (Mattress Warehouse)
(Stafford Park Blvd.)

Motion:	Second:	To: Approve/Disapprove		
RCV: Roth –	Wilson –	Sodeikes –	Steadman –	Myhre –
Recevuto –	Liguori –			

- 2. Keith & Kathleen Hanenberg - Res. 2019- 24**
Big City Installations, LLC
Application #P19-09
Blk 147.96 Lots 7 & 8
P/F Minor Subdivision
(197 Bruce Drive)

Motion:	Second:	To: Approve/Disapprove		
RCV: Roth –	Wilson –	Sodeikes –	Steadman –	Myhre –
Recevuto –	Liguori –			

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Extension of Approval:

1. **Wilson Farm Holdings, LLC**
Application #P19-01
Blk 7 Lots 4 & 8
P/F Minor Subdivision / Lot Consolidation

See letter dated October 15, 2019, from Katharine M. Shackleton, attorney for the applicant, respectfully requests an extension of time in which to have the Subdivision map filed and the subdivision completed. The only outstanding issue is final Pinelands Letter stating that the subdivision meets their approval. Mr. Brzozowski has submitted the required documents to Pinelands and so we anticipate the letter shortly. I bow to the Board's experience in the time granted for the extension but request the longest amount of time that may be granted at this time.

Motion:

Second:

To:

RCV: Roth –
Sodeikes –
Liguori –

Kosa –
Steadman –
Hayden –

Sciglitano -
Myhre –
Kuenzler –

Wilson –
Recevuto –

Representatives:

Public Hearings:

1. **Back Road Development, LLC**
Application #P19-12
Blk 123 Lot 9
P/F Major Site Plan
(151 Back Rd.)

The above referenced application is continuation of the public hearing from the October 2, 2019 meeting. Roth, Wilson, Sodeikes, Steadman, Myhre, Recevuto, and Liguori were present for the October 2, 2019 meeting. Joseph Kosa and Mr. Thomas Kuenzler listened to the recording of the meeting, certification was completed.

Motion:
Motion:
Motion:

Second:
Second:
Second:

To: Open Public Mtg. Aif:
To: Close Public Mtg. Aif:
To: Approve/Deny/Carry

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RCV: Roth –
Sodeikes –
Liguori –

Kosa –
Steadman –
Kuenzler –

Sciglitano –
Myhre –

Wilson –
Recevuto –

Representatives:

Raymond Bogan, Esq. Firm of Sinn, Fitzsimmons, Cantoli, West & Steuerman
Michael Matthews, Applicant, Principal For Shore Weed Control
Frank Baer, Engineer, WSB Engineering
Imants A. Smildzins, Landscape Architect, WSB Engineering
Eugene Wright, Jr., Architect, The Lederer & Wright Partnership

The following exhibits were presented at the October 2, 2019 meeting.

Exhibits:

A-1, Colored copy of the site plan submitted, prepared by Frank Baer, PE, WSB Engineering, dated July 25, 2019 last revised September 20, 2019.
A-2, Copy of a site plan heard before the Zoning Board of Adjustment, 166 Rt. 9 Wanna Window
A-3, Architectural plan, dated June 24, 2019, last revised September 26, 2019, prepared by Eugene Wright, Jr. Architect

Exhibits:

Minutes for Approval:

October 2, 2019 Regular Mtg:

Kosa, Kuznikow, Hayden and Kuenzler were absent.

Motion:

Second:

To: Approve/Disapprove

RCV: Roth –
Recevuto –

Wilson –
Liguori –

Sodeikes –

Steadman –

Myhre –

Voucher Resolution:

Voucher list attached:

Motion:

Second:

To: Approve/Disapprove

RCV: Roth –
Sodeikes –
Liguori –

Kosa –
Steadman –
Hayden –

Sciglitano –
Myhre –
Kuenzler –

Wilson –
Recevuto –

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Resignations:

The secretary received notification via email on October 10, 2019, from Robert Kusznirow that he will be away for the next 5 months and does not think it would be fair to the board that he continue to stay on. He wants the board members to know that it was an honor to have served and has decided to step down, therefore resigning effective October 10, 2019.

Reminder:

2019 Annual League of Municipalities Conference:

November 19, 20, and 21st, 2019

The November 20, 2019 Planning Board meeting has been canceled. The next regular scheduled meeting will be held on Wednesday, December 4, 2019.

Adjournment:

Motion:

Aif:

Time:

Second: